



Township of Lower Makefield

Planning Commission Agenda

AUGUST 10, 2026 at 7:30 P.M.

The [Planning Commission](#) meeting will be a hybrid meeting where residents can participate virtually from home or in person at the township building. Public Comment will be available in person or by phone when the chair calls for public comment.

- 1.) Dial **646 876 9923**
- 2.) Enter meeting ID **2672741100#** when prompted
- 3.) Click # when prompted to enter participant ID

You can view the meeting in real time on *Verizon channel 2120* or *Comcast channel 22*.

You can view the meeting in the following formats but there will be a slight delay:

Facebook: <https://www.facebook.com/LowerMakefieldTownship/>

YouTube: <https://www.youtube.com/channel/UCOq0e9VmBEZppWBFJbI9uAA>

1. CALL TO ORDER
2. APPROVAL OF MINUTES FROM THE 7/13/26 MEETING
3. [#698](#) – GIAGNACOVA MAJOR SUBDIVISION
Tax Parcel 20-042-109
R-2 Residential Medium Density
1 Sutphin Road
Subdivision of an existing site located at 1 Sutphin Road. The existing parcel is proposed to be subdivided into three lots. It also depicts a lot line change between proposed lot 2 and an existing lot 4.
4. [AMENDING ZONING ORDINANCE FOR DEFINITION OF STRUCTURE](#)
5. DISCUSSION FOR ZONING USES THAT CURRENTLY ARE NOT PROVIDED FOR
6. UPDATE ON SR332/STONY HILL ROAD & EDGEWOOD VILLAGE MASTER PLAN
7. ADJOURNMENT